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18112-001-1-05  
CLV 7009

April 7, 2005

Mr. Richard Ehrlich  
16055 Ventura Boulevard  
Encino, California 91436

RE: ZON-4554 - REZONING  
CITY COUNCIL MEETING OF JANUARY 19, 2005  
Related to GPA-4548, VAR-4677 and SDR-4555

Dear Mr. Ehrlich:

The City Council at a regular meeting held January 19, 2005 APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 15.89 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002). The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2005. This approval is subject to:

Planning and Development

1. The request would be for a maximum of 161 units.
2. A General Plan Amendment (GPA-4548) to a MLA (Medium-Low Attached Density Residential) land use designation, a Variance (VAR-4677) for a reduction in the amount of required open space, and a Site Development Plan Review application (SDR-4555) approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. A Resolution of Intent with a two-year time limit.

Public Works

4. Dedicate appropriate right-of-way to terminate Van Buren Avenue adjacent to this site in a cul-de-sac meeting current City Standards. Coordinate with the Department of Public Works to determine an appropriate cul-de-sac design for this site prior to submittal of a Tentative Map.
5. Construct appropriate public street improvements to terminate Van Buren Avenue adjacent to this site in a cul-de-sac meeting current City Standards concurrent with development of this site. Also, remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.

EOT-18434  
01/17/06 CC

6. Meet with the City Collection Systems Planning Section of the Department of Public Works to determine how sewer services will be provided to this site prior to the submittal of any sewer-related construction drawings. Site development shall comply with the recommendations of the Collection Systems Planning Section, and the developer shall construct appropriate offsite sanitary sewer relief project to service this site along an alignment and to a location acceptable to the City Engineer.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

cc:

EOT-18434  
01/17/06 CC

Mr. Richard Ehrlich  
ZON-4554 – Page Three  
April 7, 2005

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services

Ms. Ronda Young  
Chris Dyka  
3531 East Russell Road, Suite G  
Las Vegas, Nevada 89120

**EOT-18434**  
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